

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Westward Road

Stroud, GL5 4JA

Asking Price £625,000



Council Tax: C



# 52 Westward Road

Stroud, GL5 4JA

Asking Price £625,000



## SITUATION

This property is located in the heart of Cainscross, a popular area between Stroud town centre and Stonehouse. The property is a short walk to the popular Stroudwater canal, local parks and independent coffee shops. With the convenience of a Co-op, chemist, post office, cash point, and pre-school day nursery accessible from the rear garden. There are a number of good and outstanding secondary schools within walking distance of the property, including Marling grammar school for boys and Stroud High School for girls. Further leisure and shopping facilities can be found in Stroud along with a mainline link to London Paddington as well as to Cheltenham and Gloucester in the other direction.

## SITTING ROOM

14'3" x 13'2" (4.35m x 4.02m)

UPVC double glazed window & entrance door, stairs to first floor, radiator and exposed beam.

## LIVING ROOM

13'2" x 10'6" (4.02m x 3.21m)

UPVC double glazed windows, radiator and exposed Cotswold stone.

## DINING ROOM

15'7" x 9'8" (4.75m x 2.95m)

UPVC double glazed windows & french doors and a radiator.

## KITCHEN/BREAKFAST ROOM

8'7" x 10'7" (2.62m x 3.25m)

Good range of wall, floor & drawer kitchen units, drainer stainless steel sink with mixer tap, built-in oven, hob, fridge & dishwasher, extractor fan, radiator, splashback tiling, vinyl flooring, UPVC double glazed window & doors and wall-mounted Worcester boiler.

## UTILITY ROOM

UPVC double glazed window, radiator, vinyl flooring and plumbing for washing machine.

## CLOAKROOM

Low level WC, sink with mixer tap, splashback tiling and vinyl flooring.

## FIRST FLOOR LANDING

UPVC double glazed windows, radiator, stairs to top floor and access to roof space.

## BEDROOM ONE

13'6" x 10'11" (4.12m x 3.34m)

UPVC double glazed window, radiator and exposed beam.

## BEDROOM TWO

13'6" x 8'9" (4.12m x 2.67m)

UPVC double glazed window and a radiator.

## BEDROOM THREE

11'0" x 9'8" (3.37m x 2.95m)

UPVC double glazed window, Velux, radiator and exposed beam

## BATHROOM

Low level WC, pedestal wash basin, panelled bath, shower cubicle, shower off mains, splashback tiling, vinyl flooring, radiator and exposed beam

## TOP FLOOR LANDING

UPVC double glazed window with views, radiator and exposed beam.

## BEDROOM FOUR

13'6" x 11'0" (4.12m x 3.36m)

Velux, radiator and exposed beam.

## SHOWER ROOM

Low level WC, wash basin with mixer tap, shower cubicle, shower off mains, radiator, splashback tiling, vinyl flooring, Velux and exposed beam.

## EXTERIOR

The rear garden is mainly laid to lawn. Further benefits include patio, brick borders, bedding areas, shed and outside lighting.

## OFF-STREET PARKING

Parking can be found at the front of the property for two vehicle.

## TENURE

Freehold.

## COUNCIL TAX BAND

The council tax band is C.

## SOCIAL MEDIA

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

## AML

Estate agents operating in the UK are required to

conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted'

## GOLD AT BRITISH PROPERTY AWARDS

We're delighted to announce that Hunters Estate Agents Stroud has once again won the GOLD Award at the British Property Awards in 2025, making this our fourth win after previous successes in 2024, 2023 and 2021. This continued recognition reflects our commitment to delivering outstanding customer service and exceptional results for homeowners across Stroud and the surrounding areas. If you'd like to find out the value of your home and discover what sets us apart from our competitors contact our award-winning team today on 01453 764912 / [stroud@hunters.com](mailto:stroud@hunters.com) and book your free, no-obligation valuation and experience the difference for yourself.



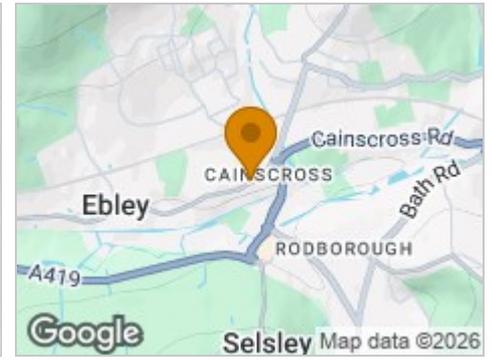
## Road Map



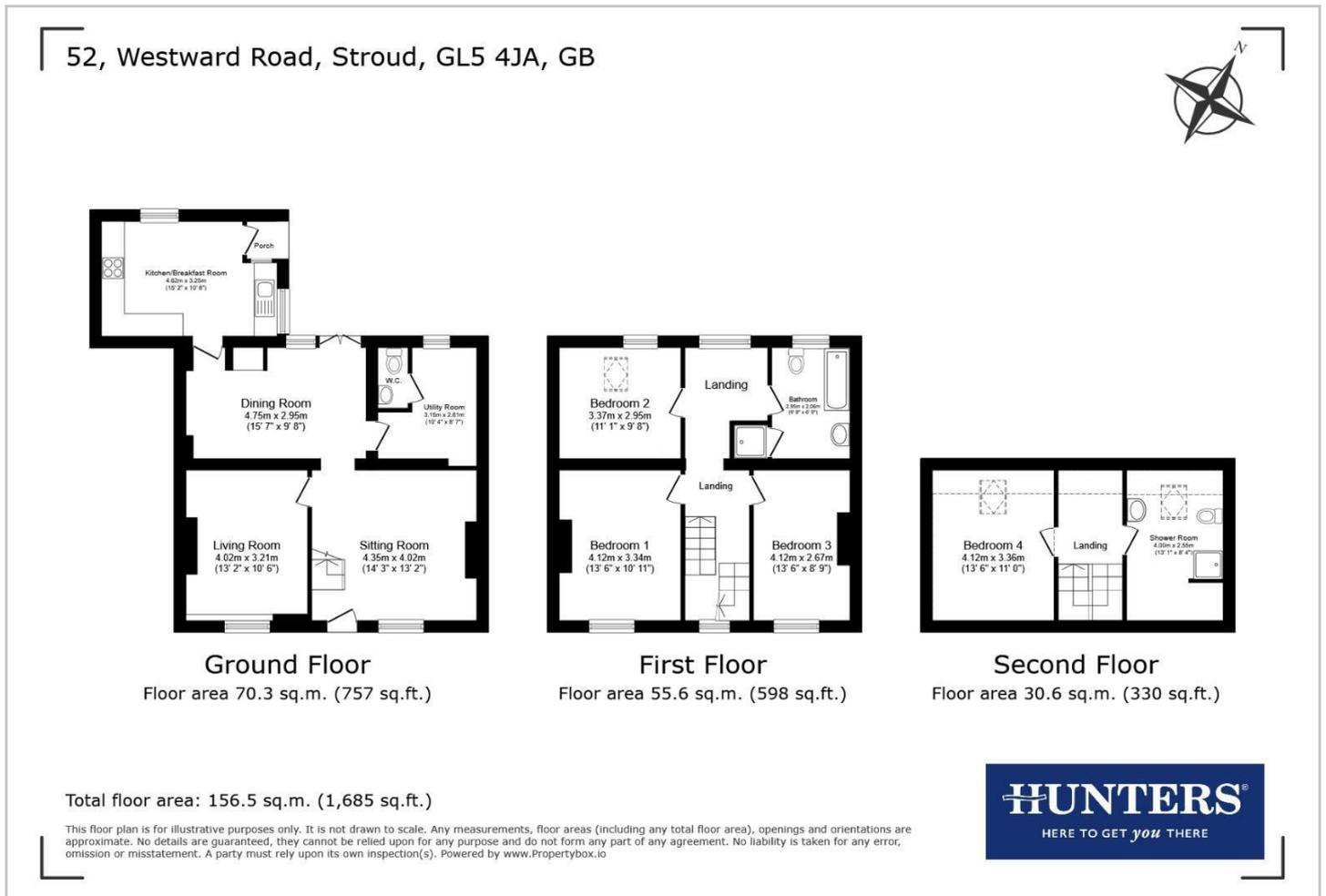
## Hybrid Map



## Terrain Map



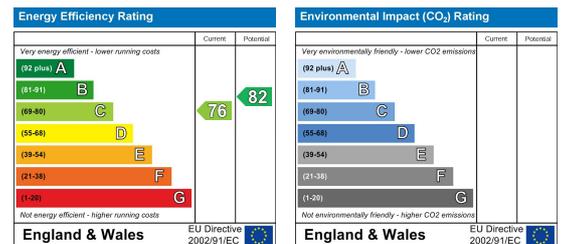
## Floor Plan



## Viewing

Please contact our Hunters Stroud Office on 01453 764912 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.